

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION
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GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

RECEIVED
1-15-08
AS

EXECUTIVE OFFICES

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January 2, 2008

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT AND
PUBLIC SCOPING MEETING**

EAF NO.: ENV-2007-4063 EAF

PROJECT NAME: The Plaza @ The Glen

PROJECT LOCATION/ADDRESS: 13007 – 13075 Victory Boulevard

ADDITIONAL AREA ADDRESS: 12,930 Hamlin Street, 12,901 – 12,929 and 13,001
and 13005 Victory Boulevard, 6455 Coldwater Canyon

COMMUNITY PLANNING AREA: North Hollywood – Valley Village

COUNCIL DISTRICT: 2

DUE DATE FOR PUBLIC COMMENTS: February 1st, 2008

PROJECT DESCRIPTION: Proposed replacement of existing shopping center (about 152,000 square feet [sf] of space including gym plus 753 parking spaces) with mixed-use project of about 1.3 million sf including: 140,000 sf retail, 100,000 sf restaurant, 45,000 sf market, 45,000 sf gym, 2,500-seat theater, 550,000 sf office, 150 residential units (175,000 sf), 150-room hotel (175,000 sf) with 3,200 to 3,900 parking spaces.

ADDITIONAL AREA: In addition, in the interests of logical, consistent area-wide planning, and to address potential community commercial areas identified in the Framework Element of the General Plan, the Planning Department suggested for the purposes of analysis to include an additional "Add Area" for the General Plan Amendment to be included in the entitlement request. The EIR will analyze potential redevelopment of this area consistent with the proposed land use designation and zoning at approximately the density proposed by the project. This area is not currently proposed for redevelopment. An assumed Reasonable Development Level will be analyzed in the EIR as follows:

Address/area	Current Use	Proposed Use	Current Zoning	Proposed Zoning
Project Site 12 net acres	152,000 sf commercial shopping center	1.3 million sf mixed use (see above)	[Q]C2-1v1	[Q]C2-2
13005 Victory 0.7 net acres	Self Storage 18,414 sf	39 multi-family housing units	[Q]C2-1v1	[Q]C2-1v1 – density restricted to 1 unit/800 sf
13,001 Victory, 12,930 Hamlin 4.9 net acres	Catholic Church (18,356 sf), and school (20,255 sf)	No change	[Q]C1-1v1, R1-1, R3-1	[Q]C2-1L
6455 Coldwater 2.5 net acres	Private School 43,026 sf	21,000 sf retail 112,000 sf office	[Q]C1-1v1, [Q]P-1v1	[Q]C2-1L
1,901 – 12,929 Victory 1.1 net acres	Fast food 4,792 sf and miscellaneous retail 5,766 sf	36,000 sf retail 56,000 sf office 143 multi-family housing units	[Q]C1-1v1	[Q]C2-1L

Requested Land Use Entitlements:

- General Plan Amendment: Neighborhood Commercial to Community Commercial for the project site and additional area (see above)
- Zone change and height district changes (as above)
- Vesting Tentative Tract Map
- Possible minor variances
- Site Plan Review
- Building and ancillary permits
- Conditional use permits including for alcohol
- Haul route
- Permit(s) to bridge LA River, as needed: Los Angeles County Flood Control, City of Los Angeles Department of Public Works Department, City of Los Angeles Planning Department, US Army Corps of Engineers

ENVIRONMENTAL ISSUES POTENTIALLY AFFECTED: Land Use, Aesthetics, Air Quality, Biological Resources (adjacent wash), Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Hydrology, Noise, Public Services and Utilities and Transportation, Circulation and Parking. Other environmental issues are anticipated to be less than significantly impacted and will be addressed in the Impacts Found To Be Less Than Significant Section of the EIR.

An Initial Study is not attached to this notice.

PUBLIC SCOPING MEETING DATE AND LOCATION: A public scoping open house/meeting will be held on Wednesday, January 16th, 2008 from 6:30 p.m. to 8:30 p.m. at the Marvin Braude Building, 1st Floor Conference Room, 6262 Van Nuys Boulevard, Van Nuys, CA 91401. The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. This is not a public hearing, and the purpose is not to make recommendations on the project entitlement requests. The scoping meeting will provide information regarding the project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting.

Date of Scoping Meeting: Wednesday, January 16th, 2008

Time: 6:30 p.m. to 8:30 p.m.

Location: Marvin Braude Building, 1st Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

The enclosed materials reflect the scope of the proposed project (subject to change), which is located in an area of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section of the Department of City Planning welcomes all comments regarding environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by **February 1st, 2008**. Written comments as well as oral comments will also be accepted at the scoping meeting described above.

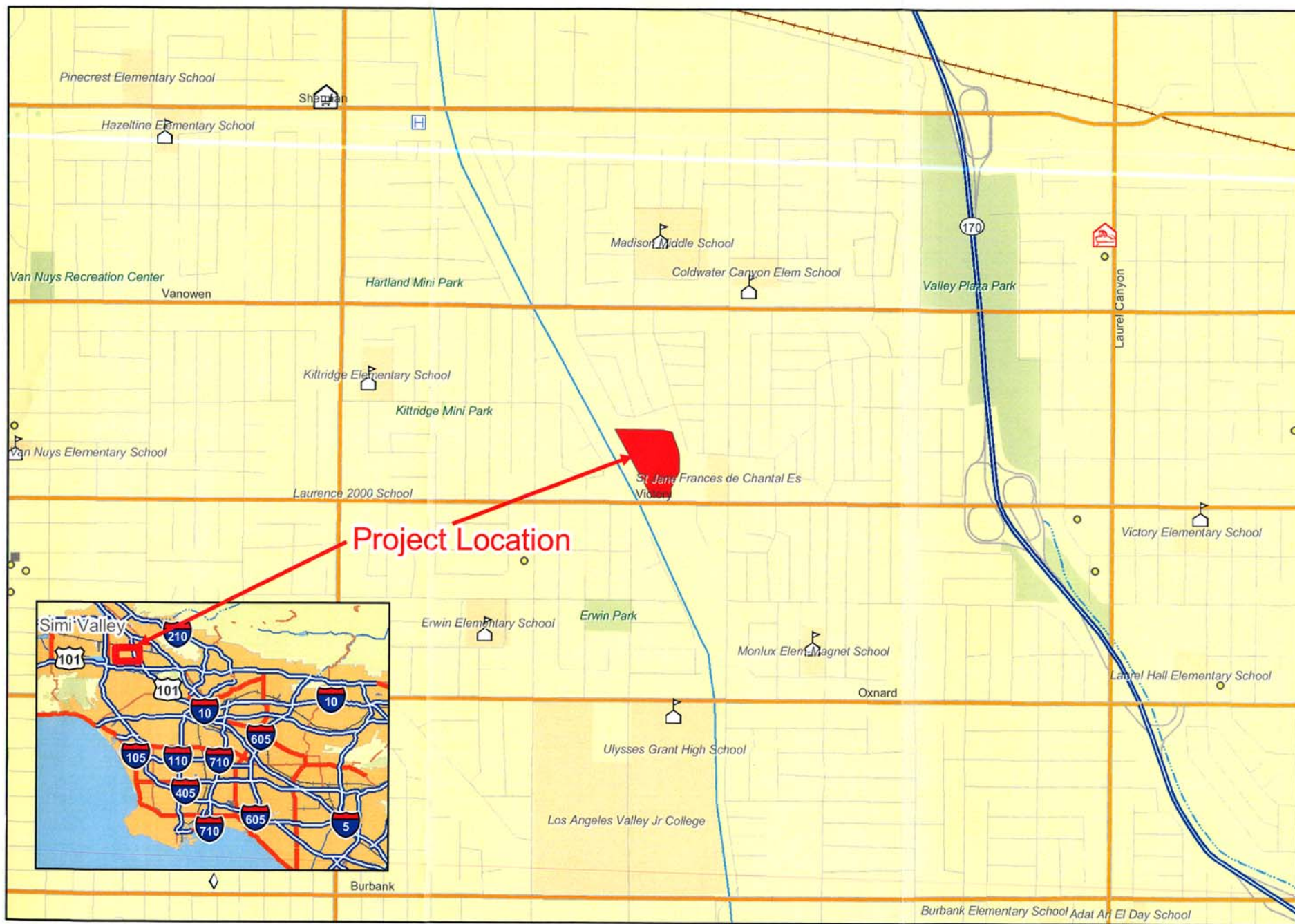
Please direct your comments to:

David Somers
Environmental Review section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
213-978-1343 (fax)
david.somers@lacity.org (e-mail)

S. Gail Goldberg, AICP
Director of Planning



David Somers
Environmental Review Section



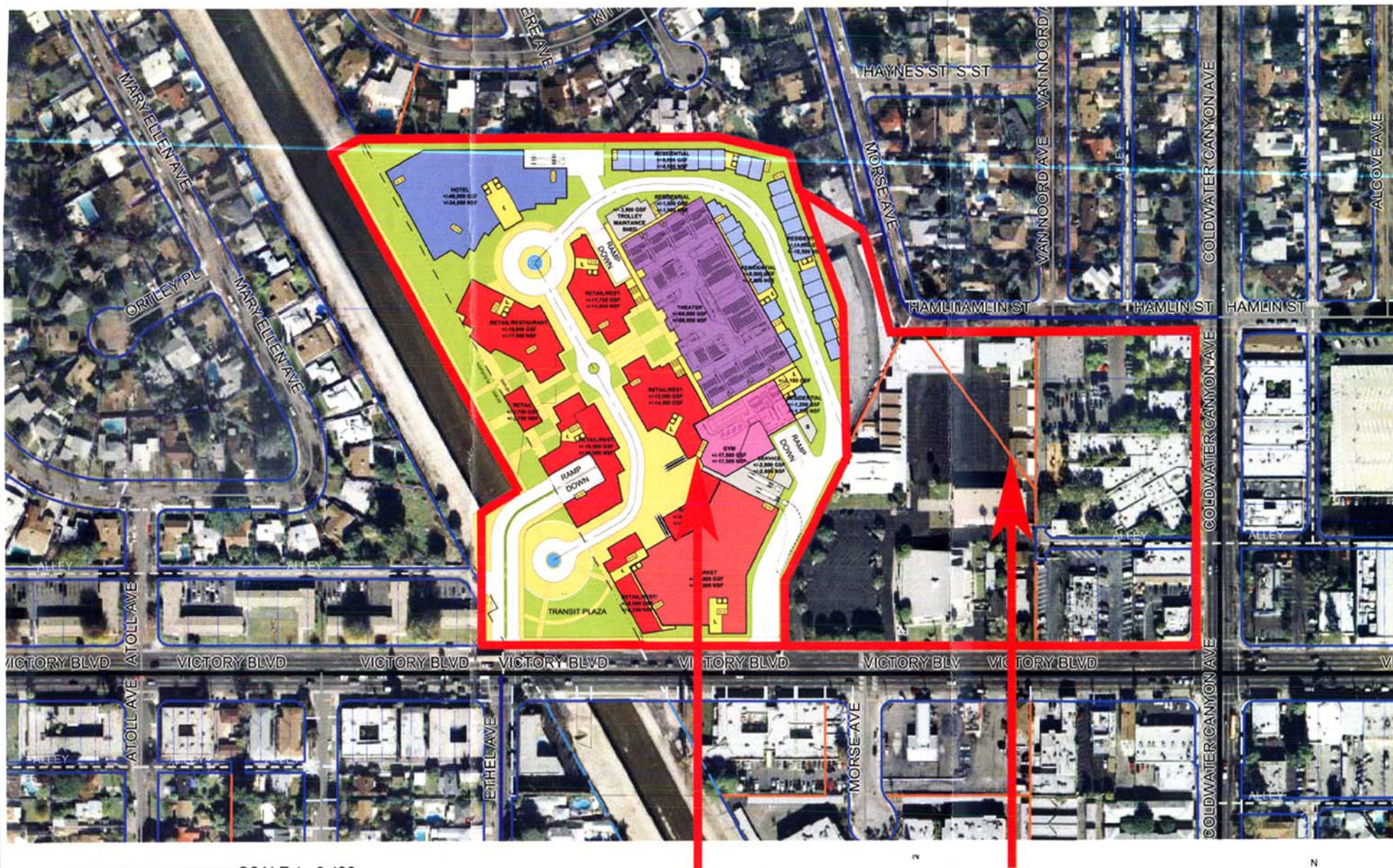
The Plaza at The Glen



0 625 1,250 2,500 3,750 5,000 Feet

Vicinity Map

Source: ESRI StreetMap USA, 2006



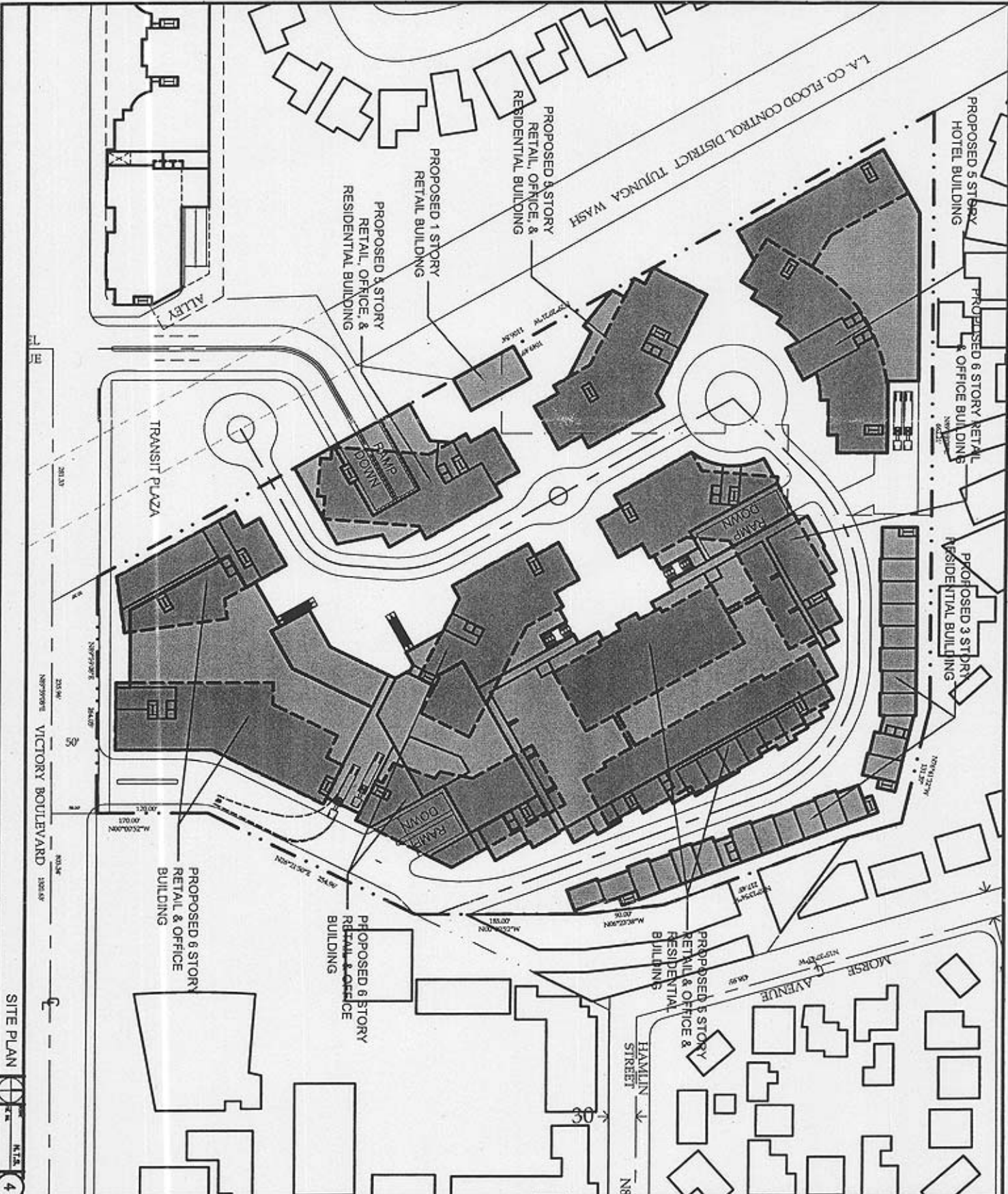
SCALE 1 : 2,423

200 0 200 400 600
FEET

**THE PLAZA
@ THE GLEN
PROJECT AREA**

**E.I.R.
ADD AREA**





SITE PLAN

4

SD-1.0

SITE PLAN

THE PLAZA @ THE GLEN
13007 - 13075 VICTORY BLVD.
LOS ANGELES, CA 91401

NO.	DATE	DESCRIPTION
1	06-28-2007	INITIAL SET
2	06-28-2007	REVISION
3	06-28-2007	REVISION
4	06-28-2007	REVISION
5	06-28-2007	REVISION
6	06-28-2007	REVISION
7	06-28-2007	REVISION
8	06-28-2007	REVISION
9	06-28-2007	REVISION
10	06-28-2007	REVISION
11	06-28-2007	REVISION
12	06-28-2007	REVISION
13	06-28-2007	REVISION
14	06-28-2007	REVISION
15	06-28-2007	REVISION
16	06-28-2007	REVISION
17	06-28-2007	REVISION
18	06-28-2007	REVISION
19	06-28-2007	REVISION
20	06-28-2007	REVISION
21	06-28-2007	REVISION
22	06-28-2007	REVISION
23	06-28-2007	REVISION
24	06-28-2007	REVISION
25	06-28-2007	REVISION
26	06-28-2007	REVISION
27	06-28-2007	REVISION
28	06-28-2007	REVISION
29	06-28-2007	REVISION
30	06-28-2007	REVISION

DASHER LAWLESS Inc.
A Division of DASHER/LAWLESS Company
6023 Hazard Avenue - Los Angeles, CA 91401
Tel: 818.989.1282 - Fax: 818.989.0174

CASE NO.
DATE NOV 19, 2007
G.M. 180317, 180318
P.A. 177317, 177318
SCALE 1"=100'
DBS FIELD

T.B.
PAGE 322
P.A. 218
VAY
C.T. 182430
CD. 2

ENVIRONMENTAL ASSESSMENT

JEROME BUCKWALTER ASSOC
2333A ALTA ST.
WOODLAND HILLS, CA 91367
(818) 340-8386

LEGAL: SEE APPLICATION

NORTH

